079.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,300 / 858,300
					USE VALUE:	858,300 / 858,300
					ASSESSED:	858,300 / 858,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY STEPHEN E/ TRUSTEE
Owner 2:	FTO REALTY TRUST
Owner 3:	
Street 1:	109 BLANCHARD ST
Street 2:	
Twn/City:	LAWRENCE
St/Prov:	MA Cntry: Own Occ: N
Postal:	01843 Type:

PREVIOUS OWNER

Owner 1:	WHITNEY DAVID/TRUSTEE -
Owner 2:	WHITNEY NOMINEE TRUST -
Street 1:	C/O PAMELA VERSHBOW
Twn/City:	WATERTOWN
St/Prov:	MA Cntry:
Postal:	02472

NARRATIVE DESCRIPTION

This parcel contains 8,727 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Vinyl Exterior and 1800 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

Unable to det

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8727.000	380,100	900	477,300	858,300
Total Card	0.200	380,100	900	477,300	858,300
Total Parcel	0.200	380,100	900	477,300	858,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.83 | /Parcel: 476.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 079.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	380,100	900	8,727.	477,300	858,300	858,300	Year End Roll	12/18/2019
2019	104	FV	296,200	1000	8,727.	477,300	774,500	774,500	Year End Roll	1/3/2019
2018	104	FV	296,200	1000	8,727.	320,500	617,700	617,700	Year End Roll	12/20/2017
2017	104	FV	277,600	1000	8,727.	306,800	585,400	585,400	Year End Roll	1/3/2017
2016	104	FV	277,600	1000	8,727.	279,500	558,100	558,100	Year End	1/4/2016
2015	104	FV	247,000	1000	8,727.	225,000	473,000	473,000	Year End Roll	12/11/2014
2014	104	FV	247,000	1000	8,727.	201,100	449,100	449,100	Year End Roll	12/16/2013
2013	104	FV	257,100	1000	8,727.	190,900	449,000	449,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6440

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITNEY DAVID/T	75232-144	1	7/29/2020		675,000	No	No		
WHITNEY DAVID J	69166-147		4/20/2017	Convenience	1	No	No		David J Whitney dod 6/16/2019
WHITNEY JOHN M	31868-470		9/28/2000	Change>Sale	100,000	No	No	4	
	16269-217		7/1/1985		60,000	No	No		J

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
8/9/2019	Mail Update	JO	Jenny O
8/1/2018	Measured	DGM	D Mann
2/11/2009	Meas/Inspect	294	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
2/26/2000	Inspected	197	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8727		Sq. Ft.	Site		0	70.	0.78	11									477,270						477,300	

Total AC/HA: 0.20034 | Total SF/SM: 8727 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 477,270 | Spl Credit | Total: 477,300

User Acct

49094

GIS Ref

GIS Ref

Insp Date

08/01/18

!6440!

PRINT

Date	Time
12/10/20	21:13:11

LAST REV

Date	Time
09/09/20	15:53:17

jorourke

USER DEFINED

Prior Id # 1:	49094
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.23333335
Const Adj.:	0.98402047
Adj $ / SQ:	206.316
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	550836
Depreciation:	170759
Depreciated Total:	380077

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

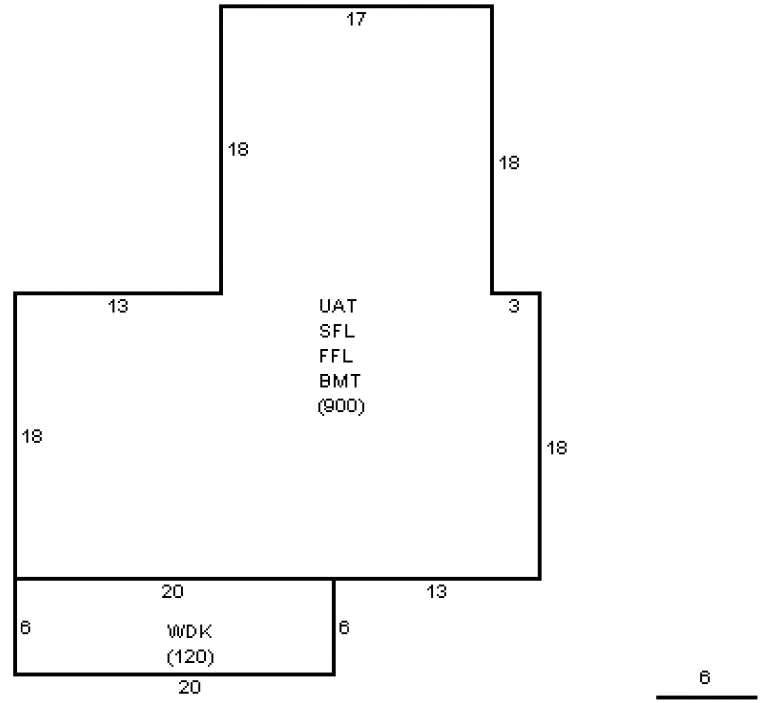
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	206.32
Special Features:	0	Val/Su Net:	124.83
Final Total:	380100	Val/Su SzAd	211.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	61.890	55,705
FFL	First Floor	900	206.320	185,685
SFL	Second Floor	900	206.320	185,685
UAT	Upper Attic	225	82.530	18,568
WDK	Deck	120	14.100	1,693

Net Sketched Area:	3,045			Total:	447,336
Size Ad	1800	Gross Are	3720	FinArea	1800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	F	AV	1970	0.00	T	39.2	104						
22	Wood Deck	A	Y	1	8X12	A	AV	1970	16.00	T	39.2	104			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900